



UTAH FACTS 2004





UTAH FACTS 2004 INTRODUCTION

Each year, the State of Utah receives thousands of requests from corporate executives, facility planners and site selectors for information about Utah as a possible place for expansion or relocation. The *Utah Facts Book* 2004 addresses some of the most frequently asked questions about the state's business environment, including workforce, educational resources, utility costs, transportation, real estate, cost of living and quality of life.

I hope this *Utah Facts Book* 2004 will prove a valuable resource to you as you plan for your company's future. I invite you to learn more about Utah's dynamic business climate and excellent quality of life, and I am confident you will find the state to be an excellent place to live and to grow your business.



Sincerely,

DAVID G. HARMEREXECUTIVE DIRECTOR,

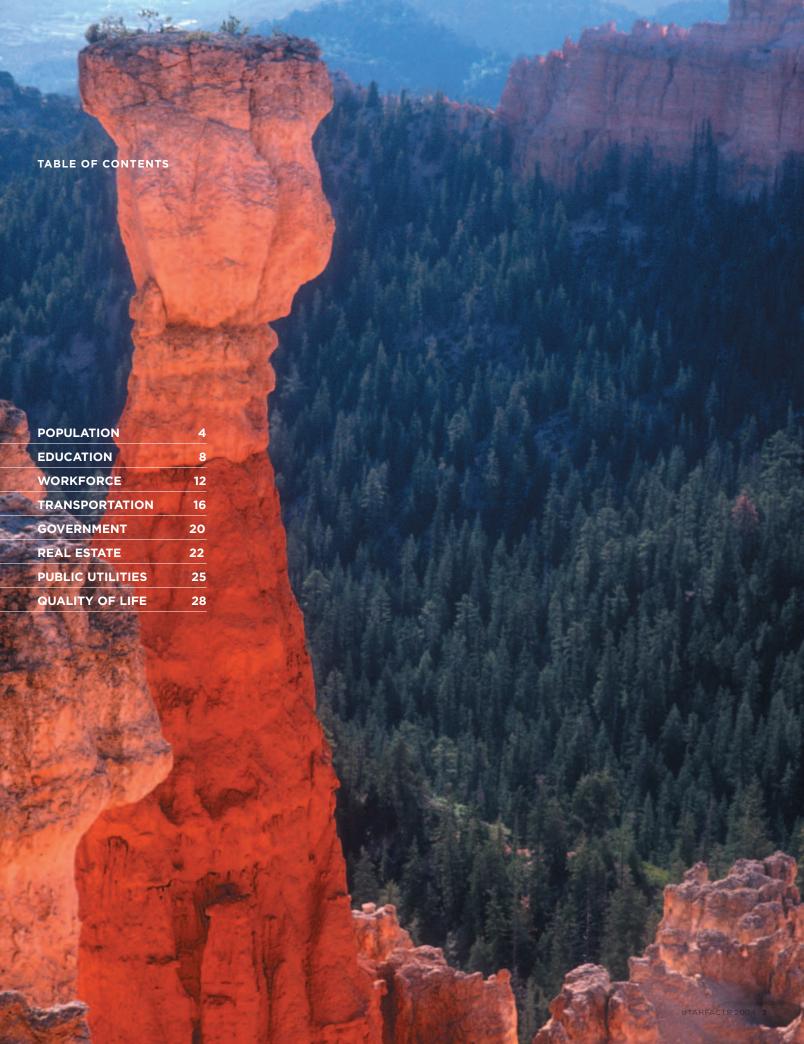
UTAH'S DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

Jehn T. Horman

JEFFREY L. GOCHNOUR

DIRECTOR

UTAH'S DIVISION OF BUSINESS AND ECONOMIC DEVELOPMENT



POPULATION

HIGHLIGHTS

Median Age	27.1 years	Youngest in U.S.
Birth Rate	21.5 births/1,000 population	Highest in U.S.
Death Rate	5.6 deaths/1,000 population	Second lowest in U.S.
Household Size	3.13 persons/household	Largest in U.S.
% of population living in S	76%	

Utah's population demographics, unique in the United States, are anticipated to create a young and growing workforce for the state's foreseeable future.

At 21.5 births for each 1,000 in Utah's population, the state has the highest birth rate in the nation, while the state's death rate of 5.6 per thousand people is the second lowest among the states (2002 U.S. Census figures). It is perhaps not surprising that Utah has the youngest population (a median age of 27.1 years) and the largest average household size (3.13 persons per household) of any state. By the year 2030, the state's median age is expected to grow from 27 to 32, while the national average is expected to increase from 36 to 39.

RAPID GROWTH

These characteristics combine to reinforce Utah's ongoing trend of rapid population growth. During the 1990s, Utah's population grew from 1.73 million to 2.25 million, an average annual rate of 2.4 percent. From 2001 to 2003, the state's population grew from 2.25 million 2.39 million—an increase of 139,000, or 2 percent annually.

Utah's population is projected to grow to 2.79 million in 2010, 3.37 million in 2020 and 3.77 million in 2030. Despite the fact that the state's annual growth rate is expected to slow to 1.1 percent in the 2020s, Utah's projected growth for the next three decades is still more than twice the national average, according to the U.S. Census Bureau.



The most significant contributor to Utah's population growth is natural increase (the amount by which annual births exceed annual deaths). Natural increase is expected to account for about 80 percent of the state's predicted population increase of 1.5 million over the next 30 years. During the same period, net in-migration to Utah (the number of people moving in versus the number leaving the state) is predicted to account for about 20 percent (300,000) of the state's population growth.

POPULATION DISTRIBUTION

The great majority of Utah's population is clustered in a relatively narrow geographic region adjacent to the Wasatch mountain range. As of 2003, four of Utah's 29 counties accounted for over 1.8 million residents, more than three fourths of the state's population of 2.39 million. Salt Lake County is the state's largest population center, with 940,265 residents, followed by Utah County (410,768); Davis County (256,554); and Weber County (205,882).

The counties with the largest current growth rates include Summit County (5.7 percent growth from 2000 to 2003, 4.3 percent annual average growth from 2000 to 2003), anchored by strong growth in the areas surrounding Park City; Washington County (5.1 percent 2002-2003; 5.1 percent 2000-2003), led by St. George and surrounding communities; Tooele County (3.5 percent 2002-2003; 4.8 percent 2000-2003), led by Tooele and surrounding areas; Wasatch County (3.1 percent 2002-2003; 4.0 percent 2000-2003), led by Heber City and Midway.

UTAH POPULATION ESTIMATES BY COUNTY

	CENSUS					2002 - 2003		2000 - 2003			
	APRIL 1,	JULY 1,	JULY 1,	JULY 1,	JULY 1,	ABSOLUTE	PERCENT	ABSOLUTE	PERCENT	2003	PERCENT OF
COUNTY	2000	2000	2001	2002	2003	CHANGE	CHANGE	CHANGE	CHANGE	AARC	POPULATION
Beaver County	6,005	6,023	6,198	6,285	6,285	0	0.0%	262	4.4%	1.4%	0.26%
Box Elder County	42,745	42,860	43,245	43,812	44,022	210	0.5%	1,162	2.7%	0.9%	1.85%
Cache County	91,391	91,897	93,372	95,460	98,176	2,716	2.8%	6,279	6.8%	2.2%	4.12%
Carbon County	20,422	20,396	19,858	19,858	19,558	-300	-1.5%	-838	-4.1%	-1.4%	0.82%
Daggett County	921	933	944	916	921	5	0.5%	-13	-1.3%	-0.4%	0.04%
Davis County	238,994	240,204	244,845	250,265	256,554	6,289	2.5%	16,350	6.8%	2.2%	10.76%
Duchesne County	14,371	14,397	14,646	14,856	14,698	-159	-1.1%	301	2.1%	0.7%	0.62%
Emery County	10,860	10,782	10,473	10,540	10,477	-63	-0.6%	-305	-2.8%	-1.0%	0.44%
Garfield County	4,735	4,763	4,630	4,599	4,532	-67	-1.5%	-231	-4.8%	-1.6%	0.19%
Grand County	8,485	8,537	8,423	8,468	8,464	-3	0.0%	-73	-0.9%	-0.3%	0.35%
Iron County	33,779	34,079	34,920	35,507	36,310	803	2.3%	2,231	6.5%	2.1%	1.52%
Juab County	8,238	8,310	8,570	8,643	8,713	70	0.8%	403	4.8%	1.6%	0.37%
Kane County	6,046	6,037	6,037	5,958	5,937	-21	-0.4%	-100	-1.7%	-0.6%	0.25%
Millard County	12,405	12,461	12,326	12,335	12,200	-135	-1.1%	-261	-2.1%	-0.7%	0.51%
Morgan County	7,129	7,181	7,297	7,416	7,532	116	1.6%	351	4.9%	1.6%	0.32%
Piute County	1,435	1,436	1,404	1,409	1,358	-52	-3.7%	-79	-5.5%	-1.9%	0.06%
Rich County	1,961	1,955	1,983	2,050	2,079	29	1.4%	124	6.3%	2.1%	0.09%
Salt Lake County	898,387	902,777	918,279	927,564	940,465	12,901	1.4%	37,688	4.2%	1.4%	39.43%
San Juan County	14,413	14,360	14,063	14,216	14,240	24	0.2%	-120	-0.8%	-0.3%	0.60%
Sanpete County	22,763	22,846	23,219	23,550	23,391	-159	-0.7%	545	2.4%	0.8%	0.98%
Sevier County	18,842	18,938	19,180	19,232	19,318	86	0.4%	380	2.0%	0.7%	0.81%
Summit County	29,736	30,048	31,279	32,236	34,073	1,837	5.7%	4,025	13.4%	4.3%	1.43%
Tooele County	40,735	41,549	44,431	46,208	47,832	1,624	3.5%	6,283	15.1%	4.8%	2.01%
Uintah County	25,224	25,297	26,049	25,984	26,019	35	0.1%	722	2.9%	0.9%	1.09%
Utah County	368,536	371,894	385,692	398,056	410,768	12,712	3.2%	38,874	10.5%	3.4%	17.22%
Wasatch County	15,215	15,433	15,947	16,847	17,368	521	3.1%	1,935	12.5%	4.0%	0.73%
Washington County	90,354	91,104	95,584	100,611	105,702	5,091	5.1%	14,598	16.0%	5.1%	4.43%
Wayne County	2,509	2,515	2,509	2,504	2,487	-17	-0.7%	-28	-1.1%	-0.4%	0.10%
Weber County	196,533	197,541	200,567	203,377	205,882	2,505	1.2%	8,341	4.2%	1.4%	8.63%
State of Utah	2,233,169	2,246,553	2,295,971	2,338,761	2,385,358	46,597	2.0%	138,805	6.2%	2.0%	100.00%

NOTES: 1) Totals may not add due to rounding. 2) AARC is the Average Annual Rate of Change. SOURCES: 1) April 1, 2000: U.S. Census Bureau. 2) July 2000-2003: Utah Population Estimates Committee

U.S. CENSUS BUREAU CITY POPULATION COUNTS:

2001 AND 2002 POPULATION ESTIMATES

	CENSUS			AARC
	2000-	2001	2002	00-02
Salt Lake City	181,743	181,509	181,266	-0.1%
West Valley City	108,896	110,351	111,254	1.1%
Provo	105,166	105,495	105,170	0.0%
Sandy	88,418	89,389	89,244	0.5%
Orem	84,324	84,709	83,662	-0.4%
Ogden	77,226	78,315	78,641	0.9%
West Jordan	68,336	71,583	73,355	3.6%
Layton	58,474	59,621	60,064	1.4%
Taylorsville	57,439	59,094	59,115	1.4%
St. George	49,663	51,637	54,049	4.3%
Logan	42,670	42,303	42,922	0.3%
Bountiful	41,301	41,415	41,270	0.0%
Murray	34,024	35,131	35,055	1.5%
Roy	32,885	34,272	34,997	3.2%
South Jordan	29,437	30,705	31,816	4.0%
Draper	25,220	26,587	28,829	6.9%
Riverton	25,011	26,110	28,297	6.4%
Midvale	27,029	27,309	27,318	0.5%
Clearfield	25,974	25,948	26,309	0.6%
Tooele	22,502	24,722	25,959	7.4%
Pleasant Grove	23,468	23,572	23,597	0.3%
American Fork	21,941	22,444	22,501	1.3%
Spanish Fork	20,246	21,646	22,413	5.2%
South Salt Lake	22,038	21,993	21,901	-0.3%
Lehi	19,028	20,692	21,841	7.1%
Springville	20,424	21,005	21,544	2.7%
Cedar City	20,527	20,983	21,427	2.2%
Kaysville	20,351	20,626	20,959	1.5%
Brigham City	17,411	17,339	17,389	-0.1%
North Ogden	15,026	15,466	15,815	2.6%
Centerville	14,585	14,729	14,690	0.4%
Clinton	12,585	13,534	14,353	6.8%
Payson	12,716	13,822	14,335	6.2%
Holladay	14,561	13,558	13,524	-3.6%
Farmington	12,081	12,361	12,954	3.6%
Syracuse	9,398	10,790	12,423	15.0%

SOURCES: US Census Bureau and the Governor's Office of Planning and Budget

As of 2002, 37 Utah cities had populations that exceeded 10,000, including 12 in Salt Lake County, eight each in Utah County and Davis County, and three in Weber County. The state's five largest cities include Salt Lake City (181,266), West Valley City (111,254), Provo (105,170), Sandy (89,244), Orem (83,662), and Ogden (78,641).

The cities with the highest annualized growth rates from 2000-2002 include Syracuse (15.0 percent), Tooele (7.4 percent), Lehi (7.1 percent), Draper (6.9 percent), and Clinton (6.8 percent). Over the next several years, several significant planned development projects are expected to add substantially to the populations of southern Salt Lake County and northern Utah County.

For detailed population and demographic information, please contact the Governor's Office of Planning and Budget, State Data Center: 116 State Capitol, Salt Lake City, Utah 84114; phone (801)538-1036.

EDUCATION

From Kindergarten to higher education, Utah's educational institutions have developed practical and innovative approaches to educating and training the state's growing workforce.

Utah consistently ranks among the nation's leading states for the percentage of its population 25 years and older who have completed high school. In 2000, the state ranked fourth, at 90.7 percent.

Utah is committed to bringing the benefits of technology into the classroom. According to the Utah Education Network and the U.S. Department of Commerce, 93 percent of Utah schools have classroom Internet access, compared with the national average of 84.2 percent.

Sourcebook 2003 attests to the state's commitment to higher education: Utah ranks second in the nation for per capita higher education funding.

HIGHLIGHTS

- Utah ranks fourth in the U.S. in the percentage of persons 25-years and older who have completed high school (90.7 percent).
- Utah has ten public and three private universities and colleges.
- A variety of quality Custom Fit training programs serve Utah companies.
- Utah ranks second in the U.S. for higher education spending.

K-12 EDUCATION

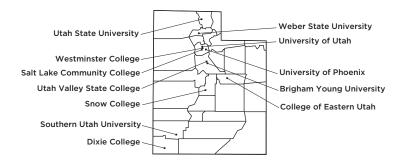
Utah's network of public and private K-12 schools offers quality primary and secondary education to students in the state. Some of the programs in Utah's schools include: kindergarten; special education and gifted and talented curricula; a variety of vocational courses of study, including agriculture, business marketing, entrepreneurship, applied technology, economics and work-based learning; early graduation; distance- and computer-based learning; and adult education.

Nearly one half million students receive instruction from more than 25,000 licensed district educators in the state's 804 public schools. During the 1998-1999 and 2001-2002 school seasons, the pupil-teacher ratio gradually decreased from 21.15 to 20.51.

Utah's 92 private and parochial schools, spread throughout 19 of the state's 40 school districts, provide a variety of quality educational options for the approximately 14,000 students attending these schools.

In addition to the fine public and private schools, Utah parents can opt to send their children to one of the state's innovative charter schools. Charter schools are non-sectarian public schools that are open to all students and require no tuition. Utah's charter schools offer a variety of courses of study geared to students of different ages and interests in locations throughout the state. Some of Utah's innovative charter schools include science and technology high schools, schools for fine arts, performing arts, early college coursework and other areas.

UTAH HIGHER EDUCATION INSTITUTIONS





COLLEGE DEGREES AWARDED BY FIELD OF STUDY

UTAH. 2001-2002 ACADEMIC YEAR

	ASSOCIATE	BACHELOR	MASTER	DOCTORAL
Agriculture and National Resources	29	168	34	3
Architecture & Related Studies	5	83	47	0
Business & Marketing	947	2116	551	6
Communications	59	613	10	8
Computer & Info Services	242	505	64	2
Education	227	1066	463	35
Engineering & Related Studies	201	494	162	37
Foreign Languages	4	200	40	0
Liberal Arts & Sciences/General Studies	4,197	110	25	0
Biological Sciences/Life Sciences	118	303	16	29
Mathematics	23	54	15	11
Physical Sciences & Science Technolog	y 50	171	32	35
Psychology	167	533	55	11
Social Sciences & Public Administration	111	1263	232	23
Visual & Performing Arts	236	462	36	3
Health Professions	785	564	276	36
Other Vocational Studies	757	222	0	0
Other	14	355	24	7
Total Public	8,172	9,282	2,082	246
Private Institutions	226	3,979	500	78
Total Public and Private	8,398	13,261	2,582	324

SOURCES: Census 2000, Data Book 2003-2004 Utah System of Higher Education, Westminster College Website, and the National Center for Education Statistics Integrated Postsecondary Education Data System (IPEDS).

For more information and a directory of the state's current charter schools, visit http://www.usoe.k12.ut.us/charterschools/default.htm.

Utah high school students taking standardized tests such as the ACT, SAT and Advanced Placement tests consistently score higher than the national average. Utah students taking the ACT in 2002 (approximately two thirds of the state's high school students) exceeded the national average in English, mathematics, reading, science reasoning and for the composite ACT score. In 2003, Utah students taking the SAT ranked 9th in the nation, with an average verbal-math composite score of 1,145. In addition, 69.1 percent of Utah students taking Advanced Placement exams in 2003 passed, compared with a national average of 61 percent.

HIGHER EDUCATION

Students at Utah's institutions of higher learning enjoy a wide variety of attractive education options.

There are currently ten public universities and colleges in the state and three private institutions of higher learning. Utah's institutions of higher learning enrolled a combined 177,146 students during 2002-2003. In the 2001-2002 school year, the schools awarded a total of 8,398 associate's degrees, 13,261 bachelor degrees, 2,582 master degrees and 324 doctoral degrees.

Utah has five public community colleges—College of Eastern Utah, Dixie College, Salt Lake Community College, Snow College and the new Utah College of Applied Technology (see section below for more information)—and one private two-year college, LDS Business College. Many bachelor's degrees are offered at three public universities—Southern Utah University (SUU), Utah Valley State College (UVSC) and Weber State University (WSU)—and one

UTAH APPLIED TECHNOLOGY EDUCATION ENROLLMENT

IN CREDIT AND NONCREDIT PROGRAMS 2001- 2002

	HEADCOUNT	HEADCOUNT
INSTITUTION	(NON CREDIT)	(CREDIT)
Weber State University	4,397	6,935
Southern Utah University	408	2,044
Snow College	487	1,962
Dixie College	1,878	2,193
College of Eastern Utah	516	1,753
Utah Valley State College	14,587	10,080
Salt Lake Community College	10,901	12,920
Utah State University	0	3,128
SYSTEM TOTAL	33,174	41,015

Source: Utah State Board of Regents, Databook 2003-2004, includes Skills Center

private college, Westminster College. In addition, SUU, WSU and Westminster offer selected master's degree programs.

Utah's three major, Ph.D.-level research universities—the University of Utah, Brigham Young University and Utah State University—have each distinguished themselves for their world-class research and innovation. For example, the world's first artificial heart transplant, the first artificial limb (an arm), computer graphics and word processing were all pioneered by faculty at Utah universities.

Utah's universities have strong ties to the business community. Innovation and entrepreneurship at Utah's research universities are aided and commercialized by strong technology transfer programs. In addition, Utah's renowned Centers of Excellence program, founded in 1986, provides funding and infrastructure to transform compelling university-related ideas into products and companies.

For more information on technology transfer programs in Utah, contact the respective technology transfer offices at the University of Utah, Utah State University or Brigham Young University. For more information on Utah's Centers of Excellence program, visit http://dced.utah.gov/techdev.

APPLIED TECHNOLOGY EDUCATION

In keeping with Utah's tradition of practical innovation in education, in 2001 the state created the Utah College of Applied Technology (UCAT) to deliver official Applied Technology Education (ATE) programs that range from basic skills training to professional certificates and associate degrees. These programs focus on the demands of the global economy, providing students with applied skills for entry level employment while helping them lay the foundation for the academic and more advanced technical skills they will need for their lifelong career development.

UCAT offers programs for high school students and adults at ten locations across Utah. For details, visit http://www.usoe.k12.ut.us/ate/ATC's.htm. In addition, eight Utah institutions of higher learning offer credit- and non-credit Applied Technology Education programs.

These institutions work closely with the Utah business community to customize short-term programs designed to meet companies' workforce training needs and upgrade employees' knowledge and skills. These include "Custom Fit Training" and "Short-term Intensive Training" (STIT) that provide training tailored to the performance of specific jobs at new or expanding companies; Continuing Education; the Salt Lake Community College Skills Center; and a variety of skills-based conferences, workshops and licensing programs.

For more information about Custom Fit and Short-term Intensive Training programs in Utah, please visit http://dced.utah.gov/national/trainingincentives.html.

WORKFORCE

HIGHLIGHTS

- The U.S. Census Bureau projects that Utah's labor force will increase at twice the national average between 2003 and 2030.
- Utah is a right-to-work state, with only 6.2 percent of employees affiliated with unions.
- Intermountain Health Care is Utah's largest private employer.
- Utah ranks second in the nation for the percentage of households with computers.
- Utah ranks fourth nationally for the overall health of its work force, according to the United Health Foundation.
- Utah's unemployment rate for March 2004 was 5.0 percent, compared to the national rate of 5.6 percent.

One of the greatest advantages Utah offers employers is the quality of its growing work force. CEOs of major companies that have relocated operations to Utah during the past several years report productivity increases of 15 to 30 percent at their Utah facilities, due to the work ethic and good health of the state's populace.

According to the United Health Foundation, Utah ranks fourth nationally in terms of overall health. Utah has the fewest smokers per capita of any state, and the risk for heart disease is 19 percent below the national average.

The state's workers are also well educated. Utah ranks fourth in the nation in the percentage of its students that finish high school and enjoys a high literacy rate. (See the Education profile in this book.) The technology savvy of Utah's workforce is evident in the fact that the state ranks second in the nation for the percentage of households with computers (according to *Sourcebook 2003*).

Utah's workforce is also one of the most multilingual in the nation. According to the state's International Business Development Office, over 50 languages are taught at Utah universities, over 130 languages are spoken in the state and many of Utah citizens have experience living and working abroad. The deep exposure of Utah's populace to many languages and cultures greatly enhances the readiness and ability of Utah-based companies and divisions to operate in an increasingly global economy.

Employers in Utah can anticipate a young, growing, indigenous labor supply for the foreseeable future. (See the Population profile in this book.) Utah has the highest birthrate



UTAH AVERAGE MONTHLY WAGE BY INDUSTRY

INDUSTRY	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Mining	2,973	3,179	3,253	3,293	3,314	3,470	3,658	3,752	3,759	3,997	4,264	4,122
Construction	1,916	1,888	1,875	1,942	2,049	2,102	2,209	2,279	2,370	2,481	2,536	2,563
Manufacturing	2,143	2,233	2,238	2,300	2,386	2,502	2,616	2,684	2,767	2,915	3,020	3,068
Trade, Trans., Utilities	1,603	1,694	1,740	1,788	1,825	1,951	2,047	2,112	2,245	2,322	2,335	2,395
Information	2,474	2,648	2,513	2,301	2,408	2,531	2,797	2,929	3,303	3,506	3,369	3,329
Financial Activity	1,838	2,000	2,097	2,097	2,212	2,367	2,511	2,728	2,754	2,925	3,045	3,139
Professional & Business Serv.	1,853	2,079	2,098	2,154	2,259	2,229	2,341	2,474	2,602	2,720	2,836	2,814
Education & Health Serv.	1,673	1,745	1,769	1,820	1,873	1,925	1,996	2,061	2,099	2,210	2,253	2,294
Leisure & Hospitality	613	640	653	678	709	752	796	848	888	958	1,021	1,115
Other Services	1,105	1,119	1,162	1,223	1,294	1,373	1,453	1,532	1,591	1,639	1,843	1,854
Government	1,804	1,883	1,911	1,970	2,040	2,116	2,185	2,264	2,304	2,417	2,544	2,653
Total Nonagricultural Jobs	\$1,710	\$1,801	\$1,823	\$1,867	\$1,936	\$2,016	\$2,114	\$2,202	\$2,291	\$2,401	\$2,470	\$2,510

SOURCE: Utah Department of Workforce Services, Workforce Information.

and youngest median age in the nation.

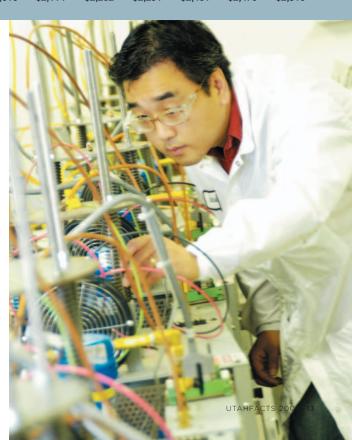
The supply of labor is further aided by the high labor force participation rate in Utah. Some 80 percent of males over the age of 16 participated in the labor force in 2002, compared with the national average of 74 percent. Utah's female participation rate is 63 percent, compared with a national average of 60 percent. Together, these factors contribute to the U.S. Census Bureau's prediction that Utah's labor force will increase at twice the national average between 2004 and 2030.

Utah is one of 21 states with a right-to-work law. Under the Utah provision, no individual seeking or holding a job in the state may be forced to join or pay dues to a labor union. Union membership is low in Utah, with only 6.2 percent of manufacturing employees affiliating with unions, compared to a national average of 13.2 percent.

INDUSTRY EMPLOYMENT CHARACTERISTICS

During the past three years, the national economic downturn extended to Utah, interrupting the state's characteristic job growth. In 2002 and 2003, Utah experienced its first years of declining employment since 1964, according to the 2004 Economic Report to the Governor. Modest employment growth is projected for 2004. According to Utah's Department of Workforce Services (DWS), unemployment decreased from 5.9 percent in March 2003 to 5 percent in March 2004, compared with a national rate of 5.6 percent.

In 2003, there were 1,072,800 people employed in Utah, according to Utah's DWS. The $\,$



UTAH'S LARGEST NONAGRICULTURAL EMPLOYERS

2002

	El	MPLOYMENT
FIRM NAME	BUSINESS	RANGE
INTERMOUNTAIN HEALTH	Hospitals and Clinics	20000+
STATE OF UTAH	State Government	20000+
UNIVERSITY OF UTAH (& HOSPITAL)	Higher Education	15000-19999
BRIGHAM YOUNG UNIVERSITY	Higher Education	15000-19999
HILL AIR FORCE BASE	Military Installation	10000-14999
WAL-MART STORES	Department Stores	7000-9999
GRANITE SCHOOL DISTRICT	Public Education	7000-9999
JORDAN SCHOOL DISTRICT	Public Education	7000-9999
CONVERGYS	Telemarketing	7000-9999
KROGER GROUP	Department/Grocery Stores	5000-6999
INTERNAL REVENUE SERVICE	Federal Government	5000-6999
DAVIS SCHOOL DISTRICT	Public Education	5000-6999
SALT LAKE COUNTY	Local Government	5000-6999
UTAH STATE UNIVERSITY	Higher Education	5000-6999
US POSTAL SERVICE	Mail Distribution	5000-6999
ALPINE SCHOOL DISTRICT	Public Education	5000-6999
NOVUS (DISCOVER CARD)	Consumer Loans	5000-6999
ALBERTSON'S	Grocery Stores	4000-4999
AUTOLIV ASP	Automotive Components	4000-4999
DELTA AIRLINES	Air Transportation	4000-4999
ATK THIOKOL PROPULSION	Aerospace Equipment	4000-4999
SALT LAKE CITY SCHOOL DISTRICT	Public Education	3000-3999
ZIONS FIRST NAT'L BANK	Banking	3000-3999
WEBER SCHOOL DISTRICT	Public Education	3000-3999
ICON HEALTH & FITNESS	Exercise Equipment	3000-3999
UNITED PARCEL SERVICE	Courier Service	3000-3999
SALT LAKE CITY CORP	Local Government	3000-3999
WEBER STATE UNIVERSITY	Higher Education	2000-2999
UTAH VALLEY STATE COLLEGE	Higher Education	2000-2999
SALT LAKE COMMUNITY COLLEGE	Higher Education	2000-2999
QWEST COMMUNICATIONS	Telephone/Communications	2000-2999

Source: Utah Department of Workforce Services, Workforce Information.

industry category with the largest number of workers was trade, transportation and utilities, employing a projected 215,000 workers (20 percent of the workforce) in 2003. This category was followed by government (196,600 workers: 18.3 percent); professional and business services (132,400 workers: 12.3 percent); education and health (116,200: 10.8 percent); manufacturing (112,000: 10.4 percent); and leisure and hospitality (100,200: 9.3 percent).

According to Utah's DWS, the strongest growth areas in the past year include education and health services and professional and business services (3.5 percent each). Leisure and hospitality also added 1,900 jobs in the past year, driven by a tremendous ski season and a nation-wide increase in travel and tourism. Construction and manufacturing both are returning to health after being hit by extended downturns.

UTAH'S LARGEST EMPLOYERS

The list of Utah's ten largest employers has remained fairly consistent in recent years. Two organizations in the state employ more than 20,000 workers each: Intermountain Health Care, a statewide network of hospitals and clinics; and the State of Utah. Utah's two largest universities—the University of Utah and Brigham Young University—both fall into the category of 15,000 and 19,999 employees. Hill Air Force Base, a military installation in Ogden, employs between 10,000 and 14,999, down from past years in which it exceeded 20,000 workers.

2003 ANNOUNCED ADDITIONS OF 100 OR MORE JOBS

	ıo		

Alorica Inc	call center
Alpine Access	home-based telemarketing
Bomatic Inc	plastic containers
Delta Air Lines	reservation sales
Dixie Regional Medical Center	hospital
Kelly Williams Success Realty	real estate brokerage
JetBlue	airline reservations
Joe's Crabshack	restaurant
Lozier Corp.	metal retail store fixtures manufacturing
Malt-O-Meal	cereal production
MedQuist	medical transcription
Merit Medical	disposable medical products
Practice Rx	medical billing
Qwest	DSL customer calls
Sears Grand	off-mall store
Ship To Order	catalog fulfillment needs
SkyWest	pilots and mechanics
USCO Logistics	distribution center
Wal-Mart	retail centers
Western Research	opinion research
Wild Oats Market	health foods

SOURCE: 2004 Economic Report to the Governor

Four organizations employed between 7,000 and 9,999: Wal-Mart Stores; two school districts, Granite and Jordan; and Convergys Corporation. The Kroger department/grocery store chain is the largest of eight companies in a category that employs between 5,000 and 6.999 Utah workers.

UTAH'S HIGHEST PAYING INDUSTRY SECTORS

In 2002, the mining sector continued as Utah's average wage leader, with a monthly average of \$4,122, followed by information (includes information technology, libraries, and print and broadcast media) at \$3,329/mo; financial activity (banking, insurance and other financial services), \$3,139/mo; manufacturing, \$3,068/mo; and professional and business services (a broad group category ranging from engineering services and testing labs to research firms, call centers and waste management), \$2.814/mo.

In 2002, Utah's median household income of \$48,537 ranked 12th in the U.S., while the state's annual income per worker of \$30,580 (36th nationally) was consistent with the lower wages generally earned in the Mountain States. Utah workers are often willing to accept lower wages than they could earn elsewhere because of the state's exceptional quality of life. (See the Quality of Life profile in this book.)

TRANSPORTATION

HIGHLIGHTS

- One-half of the U.S. population is located within a 2.5-hour flight of Salt Lake City.
- Salt Lake City International Airport served 18.5 million passengers in 2003, making it the nation's 25th busiest airport in the U.S. and the world's 47th busiest.
- 2,300-plus registered carriers provide intrastate and interstate motor freight services.
- The Utah Transit Authority (UTA) was awarded "2002 Transit System of the Year" by the American Public Transit Association
- More than four million riders were transported on Utah's light rail system, TRAX, during the two weeks of the 2002 Olympic Winter Games.

Utah's strategic location, essentially equidistant from all of the major markets in the Western U.S., offers significant transportation advantages for companies in the state.

The main arteries in Utah's excellent transportation system include: an international airport; major east-west (I-80) and north-south (I-15) interstate highways that intersect in the heart of the state's largest population center; two railroads; and a steadily expanding light rail system.

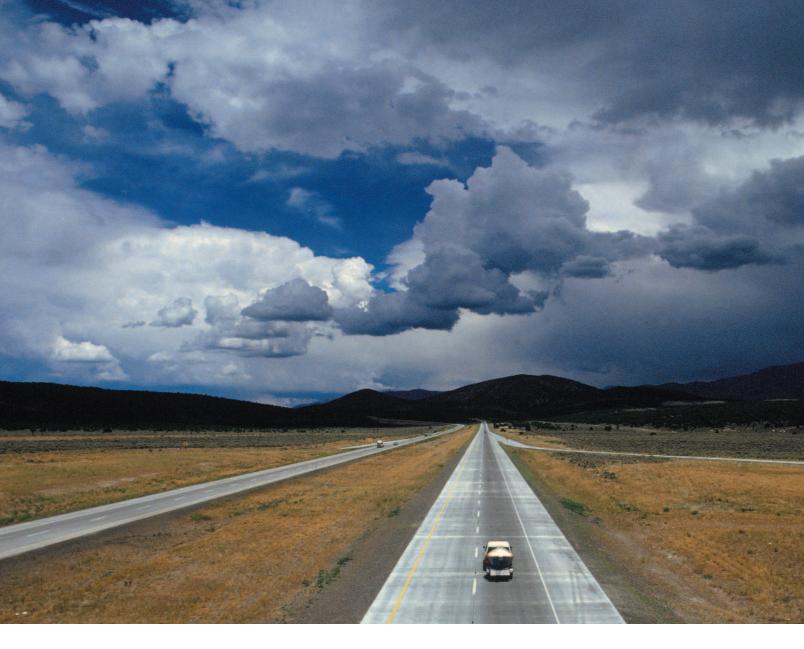
The state recently overhauled the I-15 corridor in Salt Lake County and is improving key areas of Utah County and Davis County to facilitate improved traffic flow in the most heavily trafficked areas.

AIR

The Salt Lake International Airport, situated approximately five miles northwest of downtown Salt Lake City, served 18.5 million passengers in 2003, making it the 25th busiest airport in the U.S. and the world's 47th busiest. One half of the U.S. population is located within a 2.5 hours' flight of the airport.

Salt Lake International currently has two terminals, five concourses and 70 gates. Its air-field consists of three carrier runways and a general aviation runway. A variety of national and international airlines combine to operate over 75,000 seats on more than 770 daily flights from Salt Lake International, including non-stop service to at least 70 cities.

In contrast to many other metropolitan airports, Salt Lake City International has acquired



substantial property for the future expansion of services, terminals and runways, in order to ensure the future quality of air service without the delays, congestion and overcrowding that characterize many airports.

Salt Lake International Airport recently received a first place award from the International Snow Symposium for snow removal and ice control during winter 2002. Airport II in West Jordan received honorable mention.

For further information, contact: Salt Lake City Airport Authority, 776 North Terminal Drive, Salt Lake City, Utah 84116, (801) 575-2400, or visit www.slcairport.com.

In addition to Salt Lake International, there are at least 47 public access airports serving communities throughout Utah. For listings of Utah airports, visit www.airnav.com/airports/state/UT.html, or www.onlineutah.com/airports.shtml.

HIGHWAY

Utah's road transportation system includes more than 43,000 miles of federal, state and local highways and roads, of which 14 percent is classified as urban mileage. The state's interstate highways provide efficient access to population and economic centers in neighboring states, while the in-state highways offer effective connections between cities and the state's many recreation areas.

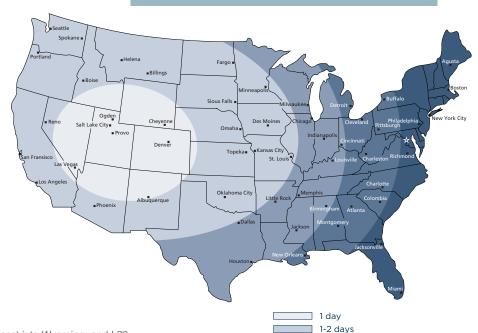
Utah's three most important highways are I-15, which runs north into Idaho and south into western Arizona, passing through or close by most of Utah's largest population centers;



MAJOR FREEWAY SYSTEMS

FREIGHT DELIVERY TIME

SELECTED CITIES



2-3 days

3-4 days

4-6 days

I-80, a coast-to-coast freeway that runs west into Nevada and east into Wyoming; and I-70, an east-west freeway running through the central part of the state into Colorado. These three interstate highways are essential to the efficient transportation of goods and materials throughout Utah. Other important links in the interstate system are I-84 northbound into the Pacific Northwest, and I-215, the Salt Lake County belt route.

In addition to the main interstate routes, Utah's primary and secondary federal and state highways provide easy access to rural areas of the state. (See map above.) [http://dced.utah.gov/national/highway.html, see second map.]

For more information about Utah transportation services, current and planned construction projects, or weather and road conditions, contact the Utah Dept. of Transportation at (801) 965-4000, or visit www.dot.utah.gov.

MOTOR FREIGHT

According to the Utah's Department of Workforce Services, in 2001 Utah's truck transportation industry employed 17,830 people. Truck transportation is the largest segment of the state's transportation and warehousing sector, which employed a total of 51,874 people. Utah carriers provide service from Utah's metropolitan areas to almost any point in the Western United States, as is shown in the map below. Intrastate and interstate motor freight services are provided by more than 2,300 registered carriers.

For more information about Utah's trucking industry, visit the Utah Trucking Association Website (www.utahtrucking.com), or the Utah Department of Transportation (www.udot.utah.gov/poe/default.htm).

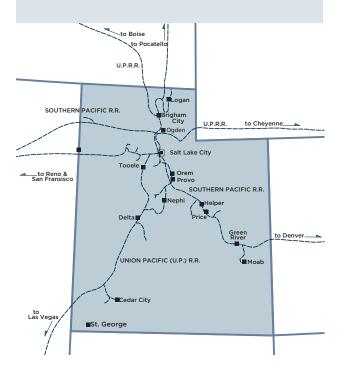
CUSTOMS PORT OF ENTRY

Salt Lake City is a full-service customs port city. Currently, goods that enter under bond may be stored in customs-bonded facilities for up to five years without payment of customs duty. If goods are exported during this period, no duty is paid. Otherwise, duties are payable at the end of the term or upon entry into U.S. markets for consumption.

In addition to Salt Lake City headquarters, Utah has ports of entry in Daniels, Echo, Kanab, Loma, Monticello, Peerless, Perry, St. George and Wendover.

For more information about Utah's port of entry program, visit http://www.udot.utah.gov/poe/ports/default.htm.

MAJOR UTAH RAIL LINES



RAIL

Utah has approximately 1,700 miles of railroad track stretching from Iron County in the southwest, Grand County in the southeast, Tooele County in the west and Box Elder and Cache counties in the north. (See map.) These rail lines converge in the Salt Lake-Ogden metropolitan area. (http://dced.utah.gov/national/rail.html for map)

Utah's central location makes the state an excellent interline switching route for shipments headed to the West Coast, as well as to Eastern and Midwestern main terminals, without the need to back-haul shipments. Union Pacific is Utah's major freight service provider, while Amtrak provides passenger service to major U.S. destinations.

MASS TRANSIT

Utah's mass transit system has expanded considerably during the past five years. Utah's first TRAX light rail line, between Salt Lake City and Sandy, opened in 1999, and within less than a year, five million passengers had taken a ride on the line. More than four million riders were transported on TRAX during the two weeks of the 2002 Olympic Winter Games.

TRAX currently has two lines in service. A third, to the University Hospital at the University of Utah, is expected to open in fall 2004. The Utah Transit Authority (UTA) has purchased over 175 miles of railroad corridor along the Wasatch Front for future expansion of the TRAX light rail system, as well as a commuter rail system that will run from Brigham City to Payson.

Bus service is available throughout most of the Wasatch Front and many other communities, including service for riders with disabilities.

For more information on Utah's mass transit system and future plans, visit UTA's site at http://www.rideuta.com.



GOVERNMENT

HIGHLIGHTS

- Utah's government has a strong tradition of collaborating with the state's private sector to create innovative economic development legislation.
- Programs such as the Utah Centers of Excellence and the Smart Sites initiative are helping create compelling jobs and companies.
- In 2003, USA Today ranked Utah the best-managed state in the country.
- Last year, www.utah.gov received the Center for Digital Government's award for the nation's best Website.

Utah's state government is committed to the success of the state's companies and economy.

INNOVATION AND COLLABORATION

Utah's current government leadership builds upon a strong tradition of innovative economic development legislation, developed through collaboration between the state's public and private sectors.

During the 1980s and 1990s, Utah regulators and legislators worked closely with leaders in the state's banking sector to develop laws and policies that helped establish Utah as the leading national center for special purpose industrial banks (also known as industrial loan companies, or ILCs) for companies in a variety of industries. For more information on Utah's industrial banking industry and other financial services categories, visit the Utah Department of Financial Institutions Website, http://www.dfi.utah.gov.

Beginning in 1986, the state's legislature developed the highly successful Centers of Excellence program to help accelerate and commercialize research and development in Utah's institutions of higher learning. Many successful companies and products have developed as a result of the Centers program. For more information on the Centers of Excellence program, visit www.dced.state.ut.us/techdev.

In 2001, Utah instituted a major economic development initiative to create viable business opportunities for rural Utah communities. The state's Smart Sites initiative provides low-cost equipment leases, custom-fit training programs, state income tax credits and other support to help entrepreneurs establish companies in rural Utah that provide a variety of products and outsourced services for clients and business partners around Utah, the U.S. and even the world. More than 40 participating companies have created over 750 jobs through-



out the state, and the program has been recognized by the U.S. Department of Commerce as the most innovative economic development initiative in the nation. For more information about Utah's Smart Sites program, visit http://smartsites.utah.gov/index.html.

In 2002, collaboration between the state's legislature and leaders in Utah's information technology and life sciences industries resulted in the passage of House Bill 240, variously called the "Utah Fund of Funds" or the "Venture Capital Enhancement Act." The bill created a series of incentives to draw funding into Utah's economy to provide needed growth capital for promising companies in the state. For more information on the state's fund of funds, visit http://techalliance.utah.gov/fundoffunds.html.

In 2002 and 2003, broad-based collaboration between Utah's private and public sectors led to the passage of innovative trust legislation designed to enable the creation of trust products that will attract significant wealth to Utah-based trust companies.

During the past several years, the Utah Governor's office and the state's Department of Community and Economic Development (DCED) have established the Utah Technology Alliance, which is building professional relationships between leaders in Utah's technology industries and national and global technology leaders. For information about the Alliance, visit http://techalliance.utah.gov.

In addition, the Governor's office and the DCED have launched a series of national and international trade missions designed to develop and strengthen personal and business relationships between business and government leaders in Utah and other U.S. markets and abroad. For more information, visit http://trademissions.utah.gov.

QUALITY GOVERNANCE

Utah state government is nationally recognized for the quality of the state's management. In June 2003, *USA Today* ranked Utah as the nation's best-managed state. Utah was the only state to capture the newspaper's four-star ranking in each of the categories listed by the publication: spending restraint, bond rating and tax system.

The state of Utah enjoys a AAA bond rating and is fiscally sound. Prominent financial experts consistently assert that Utah's fiscal stability is exemplary among the states.

Utah has also been an innovator in the use of technology to improve the effectiveness and responsiveness of government services. In the past decade, local and state governments in Utah have pioneered the use of digital signatures and other technologies for conducting official state business, helping increase the effective use of technology on the local, state and national levels.

In September 2003, the state's official Website, www.utah.gov, received the Center for Digital Government's award for the nation's best Website, beating out more than 260 federal, state and local sites. www.Utah.gov provides a multitude of government-related services 24 hours per day, seven days per week. In addition, www.business.utah.gov provides a host of online business-related services and resources.

INCENTIVES

For information on Utah's business incentives, visit the Department of Community and Economic Development Website at http://dced.utah.gov/incentives.



REAL ESTATE

HIGHLIGHTS

- Building construction costs are lower in Utah than in most other Western states.
- Utah has more than 100 quality industrial parks.
- Utah has two university-affiliated research parks.

OFFICE SPACE

Following a sluggish 2002, commercial office leasing in Utah showed signs of increasing health in 2003. According to Collier International's 2003 Utah Year End Market Review, Class A space vacancy in Salt Lake City's central business district decreased from 14 percent in 2002 to 11 percent in 2003. During the same period, in Weber County, total office vacancy decreased from 23 percent in 2002 to 15 percent; and in Davis County, from 22 percent to just over 17 percent; and in Utah County, from almost 25 percent to less than 17 percent. During the last six months of 2003, Washington County's office vacancy decreased from 12 percent to 8.24 percent. Colliers International forecasts that vacancies will continue to decrease in 2004 in most Utah commercial markets.

According to Colliers International's 2003 Utah Mid Year Market Review Average prices for Utah commercial office space in 2003 included:

- \$18.25 in Salt Lake City's central business district (\$22.23 Class A)
- \$11.74-12.65 in Weber County (\$13.64-14.23 Class A)
- \$13.68-14.29 in Davis County (\$\$16.43-17.19 Class A)
- \$12-15.50 Class A in Utah County (Composite not available)
- \$16.19 in peripheral Salt Lake City (\$19.15 Class A)

CONSTRUCTION COSTS

Construction costs in Utah are generally lower than in other Western U.S. commerce centers. According to the S.R. Means' January 2004 Construction Cost Index for commercial

COMMERCIAL BUILDING CONSTRUCTION COST INDEXES

SELECTED CITIES, 2002

CITY	COMMERICAL COST INDEX
Salt Lake City,	JT 92.6
Provo, UT	91.7
Ogden, UT	90.5
Denver, CO	100.0
Boise, ID	95.9
San Diego, CA	109.9
San Francisco,	CA 128.7
Phoenix, AZ	91.8
Las Vegas, NV	107.8
Portland, OR	109.3
Seattle, WA	109.8
SOURCE: R.S. Means	Co. Construction Cost Index (Weighted Avg.). J

buildings, the materials and installation costs in three leading Utah business communities—Salt Lake City, Provo and Ogden—is well below the national average. The commercial construction cost in Salt Lake City was 92.6 percent of the national average; in Provo, 91.7 percent; and in Ogden, 90.5 percent.

RESEARCH PARKS

Two Utah research universities have well-developed, high-level research parks.

The 320-acre park adjacent to the University of Utah campus in Salt Lake City currently houses 51 University entities and 41 private businesses. Together, these organizations employ more than 5,700 people. Also located at the park is a 200-room hotel, conference center and restaurant complex.

The Utah State University Innovation Campus currently has 38 acres of space near the Logan campus, plus 265 acres of research preserve near Millville, Utah. Currently, some 53 business, university and government entities employ more than 1,950 people in 10 privately-developed buildings. Additional buildings and projects are currently being developed. The campus has purchased an additional 112 acres, bringing the total to over 150 acres on the main Innovation Campus. During the next thirty years, the site is projected to grow to 4.4 million square feet of research facilities, employing more than 8,000 people.

For more information about the University of Utah Research Park, contact 801-581-8133, or visit www.research.utah.edu/econ. For more information about the Innovation Campus, call 435-797-9610, or visit www.usu.edu/innovationcampus.

\$30 MILLION PLUS PROJECTS

BEGAN IN 2003

PROJECT	COST
Airport Expansion	\$1b
Big Sand Wash Reservoir	\$40m
Chandler Point town houses	\$28m
Daybreak by Kennecott	\$1b
Emma Eccles Jones Medical Sciences Bldg	\$46m
IHC "Healing Place" Murray Hospital	\$362.5m
Liberty Hill rental townhomes	\$24m
Midtown Village in Orem	\$50m
Moss Federal Courthouse annex	\$115m
Ogden City Downtown Redevelopment	\$150m
Payson gas fired power plant	\$100m
Renaissance Towne Centre	\$100m
Sandwash Reservoir	\$50m
Tesoro Natural Gas Power Plant	\$25m
The Village at Rivers Edge	\$20m
U of U Health Sciences Building	\$33m
Union Pacific Mainenance Facility	\$150m
USU Merrill Library	\$40m
Wal-Mart Distribution Center	\$55m

SOURCE: 2004 Economic Report to the Governor

MAJOR INDUSTRIAL PARKS (A SAMPLING)

UTAH BY COUNTY 2000

COUNTY	PARK SIZE IN	ACRES	COUNTY	PARK	SIZE IN ACRES	COUNTY	PARK SI	ZE IN ACRES
Beaver	Beaver City Industrial Park	240	Morgan	Airport Industrial Park	10	Utah	Aerospace Park	80
	Milford City Industrial Park	10		Morgan City Industrial Park	12		American Fork Commercial Cen	iter 200
Box Elder	Box Elder County Industrial Park	50	Salt Lake	Bangerter Corridor Business F	ark 300+		Bunker Industrial Park	73
	Tremonton City Industrial Park	200		Bingham Industrial Park	250		East Bay Business Park	450
Cache	Lewiston Industrial Development Park	350		Bonneville Center	150		Eagle Mountain Industry Park	400
	Logan Quadrangle Industrial Park	2,500		Centennial Park	1,596		Fox Ridge Business Park	580
	Logan River Industrial Park	100		Commerce Park	102		Gateway Technology Park	100
	Sorenson Business Park	40		Cottonwood Corporate Center	43		The Grove Business Park	200
	South Main (RDA)	100		Decker Lake Business Center	1,024		Ironton Industrial Park	300+
	Utah State Research & Technical Park	60		Draper Business Park	63		Jim Alvey Business Park	40
Carbon	Carbon County Industrial Park	110		Jordan Commons	22		MS Business Park	40
	The City of Wellington	480		Jordan Landing	95		North Pointe Business Park	45
Davis	Centerville Industrial Park	109		Lake Park Corporate Center	640		Orem Center Business Park	100
	Freeport Center	735		Metro Business Park	280		Payson Business Park	250
	Freeport Center West	45		Pioneer Park	100		Riverwoods Research & Busines	ss Park 135
	Highway 193 Business & Technology Pa	rk 300		Research Park - University of U	Jtah 320		Springpointe Commercial Cente	er 130
	Kaysville Industrial Park	175		Salt Lake International Center	720		Springville Industrial Park	360
	Layton Industrial Park	10		Sorenson Research Park	104		Summit Ridge	230
	North Salt Lake Industrial Park	900		South Town Business Center	97		Swenson Industrial Park	500
	West Centerville Industrial Park	150		21st Century Industrial Park	125		Thanksgiving Point Business Pa	rk 80
Emery	Green River Industrial Park	400		Union Park Center	40		Timpanogos Technology Park	109
Garfield	Panguitch Industrial Park	100		Wagner Park	500		Utah Valley Business Park	95
Grand	S/N Limited	33		West Jordan Industrial Park	300		Westview Industrial Park	60
Iron	AMPAC Industrial Park	2,000		West Valley Technology Park	730		810 N. Business Park	250
	Cedar City Industrial Park	120		Westridge Commerce Park	250	Wasatch	Heber City Industrial Park	33
	Coal Creek Industrial Park	64	San Juan	Blanding Commercial	371	Washington	Fort Pierce Industrial Park	600
	Gilbert Development Industrial Park	240		Monticello Industrial Park	23		Gateway Industrial Park	300
	Highway 56 Industrial Park	100	Sanpete	Mt. Pleasant Industrial Park	220		Millcreek Industrial Park	150
Juab	Juab Industrial Park	40	Sevier	Richfield City Industrial Park	50	Weber	Little Mountain Industrial Area	8,000
Millard	Fillmore Industrial Park	300	Summit	Silver Creek Center	400		Ogden Commercial & Industrial	Park 365
	Hinckley Industrial Park	20	Tooele	Tooele City Commerce Park	415		Ogden Regional Business Cente	er 1,100
	Lynndyl Industrial Park	10		Utah Industrial Depot	850		Pinebrook Business Park	200
	National Business Baselesson to see this bank data						Weber County Industrial Park	551

Source: Utah National Business Development, unpublished data 2000.

INDUSTRIAL PARKS

Utah has over 100 well-planned, high-quality industrial parks. Lease rates for building space in these industrial parks vary, depending on the location and quality of space. For example in a metropolitan area, a typical industrial building equipped with sprinklers, truck docks, high ceilings, and adequate highway and rail access leases for 26 to 38 cents per square foot per month. Rates for industrial space in non-metropolitan counties vary widely depending on the quality of the structure and location, but space is typically available for between 22 and 33 cents per square foot.

In Salt Lake County, industrial land ranges upward to \$175,000 per acre, with prime land commanding somewhat higher prices. Along the remainder of the Wasatch Front—Utah, Davis and Weber counties—the cost of industrial land can vary widely, based on accessibility and other factors, with \$75,000 to \$110,000 per acre being typical. There is still much land available within minutes of a freeway connection. Outside the Wasatch Front, land can range up to \$50,000 per acre. Nearly all of Utah's counties have at least one developed industrial park.

Photograph by Jerry Sinz, courtes) of Utah Travel Council

PUBLIC UTILITIES

HIGHLIGHTS

- Utah's electric power and natural gas rates are among the nation's lowest.
- Utah enjoys state-of-the-art telecommunications systems, including an extensive fiber optic backbone.
- High-quality, low-cost groundwater is readily available statewide.

Utah companies benefit from cost-effective and stable public utilities. The state's leading providers of electric power and natural gas include Utah Power (a division of PacifiCorp), Mountain Fuel Supply Company (a subsidiary of Questar Corporation), Deseret Generation and Transmission and several rural electric cooperatives and municipal utility systems.

The Public Service Commission regulates electric power and natural gas rates of investor-owned utilities. This regulatory body is comprised of a chairman and two commissioners appointed by Utah's governor for six-year terms. Local power boards regulate the state's municipal power companies. Most of Utah's water users are served by approved municipal water systems governed by water boards in their respective municipalities.

ELECTRIC

Industrial electric rates in Utah's major cities compare favorably with those in other U.S. cities. Utah has traditionally been able to escape the electricity price spikes that have been common in many West Coast cities. Power demand in the urban regions of Utah is rising at about 4 percent annually, while industrial demand for electricity is down by about the same rate.

Utah Power (a division of Scottish Power) is the largest electric utility in the state. Forty-two municipalities in Utah provide electric power to their residents.

INDUSTRIAL WATER

COMMERICAL WATER

1,500,000 cubic ft. or 11,222,000 gallons

50,000 cubic ft. or 374,000 gallons

\$9,495.44	Salt Lake City	\$337.62
\$11,937.84	Denver	\$511.73
\$15,262.29	Dallas	\$535.95
\$16,661.14	Colorado Springs	\$649.20
\$17,818.80	San Francisco	\$774.80
\$22,587.40	El Paso	\$799.28
\$24,139.68	Phoenix	\$801.46
\$24,315.00	Los Angeles	\$810.50
\$25,402.00	Seattle	\$853.58
\$28,356.67	Austin	\$1,085.99
	\$11,937.84 \$15,262.29 \$16,661.14 \$17,818.80 \$22,587.40 \$24,139.68 \$24,315.00 \$25,402.00	\$11,937.84 Denver \$15,262.29 Dallas \$16,661.14 Colorado Springs \$17,818.80 San Francisco \$22,587.40 El Paso \$24,139.68 Phoenix \$24,315.00 Los Angeles \$25,402.00 Seattle

WASTEWATER

1,500,000 cubic ft. or 11,222,000 gallons

Colorado Springs	\$12,741.75
El Paso	\$15,140.72
Salt Lake City	\$15,900.00
Phoenix	\$17,684.00
Dallas	\$18,403.43
Denver	\$21,879.00
Los Angeles	\$30,510.00
San Jose	\$34,200.00
Austin	\$20,282.40
San Francisco	\$80,224.50

WASTEWATER

50,000 cubic ft. or 374,000 gallons

Colorado Springs	\$431.25
Salt Lake City	\$530.00
Phoenix	\$533.87
El Paso	\$537.95
Dallas	\$615.99
Denver	\$729.30
San Jose	\$860.00
Los Angeles	\$1,017.00
Austin	\$1532.26
San Francisco	\$2,674.15
Seattle	\$2,765.00

Rate in effect January 1, 2003. SOURCE: MEMPHIS LIGHT, GAS AND WATER DIVISION

TELECOMMUNICATIONS

Utah has become a telecommunications hub in the Western United States. The state processes more than two million inbound calls daily. Qwest (formerly US West) has invested over \$1 billion in Utah telecommunications infrastructure. Currently, more than 90 percent of all access lines are served by electronic switching centers. Every wire center in Qwest territory has been equipped with DSL service and integrated services digital networks (ISDNs). Qwest has also developed a fiber optic line running from Logan in the north to St. George in the south.

In addition, AT&T and Comcast have invested several hundred million dollars in building telecommunication infrastructure to serve commercial and residential customers in the state. Comcast's transcontinental fiber cable enters Salt Lake City via Parleys Canyon and terminates in a switching center downtown, before branching off to Seattle and San Francisco. It can handle 1.3 million calls daily.

Other major telecommunications providers in the state include XO Utah, McCloud, Sprint, MCI, Electric Lightwave and US Tel. Approximately 90 telecommunications providers have been certified by the state's Public Service Commission to provide local exchange service.

Utah is a progressive state in providing technology deployment to rural areas. Fiber Optics, DSL and other leading edge technologies are available to businesses, residents, schools and libraries in most rural communities throughout the state.

For more information about Utah's telecommunications industry and providers, visit the Public Services Commission Website at www.psc.gov or the Division of Public Utilities at www.publicutilities.gov.

PRICE OF NATURAL GAS (AVERAGE COST PER DECATHERM)

SELECTED TARIFF RATES FOR 2004 QUESTAR GAS COMPANY

			COST PER DECATHERM		
TYPE OF SERVICE	VOLUME/MONTH	RATE	OLD	CURRENT	JUNE 1
General	1st 45 Dth	GS1	\$6.44	\$6.5733	\$6.9259
	All over 45 Dth		\$5.34	\$5.3937	\$5.7462
Commercial	1st 175 Dth	F1	\$5.21	\$5.1464	\$5.4981
	Next 700 Dth		\$5.15	\$5.0890	\$5.4408
	All over 875 Dth		\$5.07	\$5.0054	\$5.3571
Commercial/	1st 875 Dth	I-2	\$6.13	\$6.13	\$6.13
Industrial	Next 121,625 Dth		\$6.11	\$6.11	\$6.11
***************************************	All over 122,500 Dth		\$6.10	\$6.10	\$6.10
Industrial/	First 875 Dth	I-4	Contract p	orices	
Interruptible	Next 121,625 Dth				
	All over 122,500 Dth				
Industrial/	First 875 Dth	IS-2	\$8.86	\$8.86	\$8.86
Interruptible	Next 121,625 Dth		\$6.12	\$6.12	\$6.12
	All over 122,500 Dth	\$6.11	\$6.11	\$6.11	\$6.11

Rates under PSC review

PUBLIC WATER SUPPLY

One of Utah's most valuable natural resources is the high-quality groundwater available throughout most of the state. Virtually all of Utah's municipal waterworks systems have access to springs and wells. Although Utah is located in an arid region, the mountain watershed areas, which feed the state's natural and man-made storage systems, receive up to 60 inches of precipitation annually. The yield from the Utah watershed, combined with yield from rivers flowing throughout the state, provide a sufficient water supply to meet the needs of an expanding population and economy.

Utah's water is supplied to users by a number of improvement districts, water districts and local communities. A comparison of monthly water charges of selected Western cities is shown in the table above.

NATURAL GAS

Natural gas prices in Utah are among the lowest in the nation. Few regions of the country can compete with Utah's abundant supply of natural gas and reliable service.

The principal supplier of natural gas in Utah is Questar Gas Company. Half of Questar's natural gas comes from its own reserves in company-owned wells, and is sold to customers at cost-of-service pricing (Questar's price of producing and transporting the gas) instead of market prices. The cost to develop and deliver this gas is considerably lower and more stable than the cost of gas purchased from third-party suppliers, providing a significant advantage to Utah natural gas customers. Depending on a customer's usage, Questar can provide firm or interruptible natural gas sales service, or transportation service. Prices vary according to the type of service and usage level.

INDUSTRIAL GAS BILLS

RATES IN EFFECT JANUARY 1, 2003

10,000 therms	
Salt Lake City	\$4,235.00
Denver	\$4,348.33
Colorado Springs	\$5,003.70
El Paso	\$5,003.70 \$5,264.18
San Antonio	\$6,134.50
Los Angeles	\$6,300.06
Austin	\$6,347.00
Houston	\$6,646,36
Phoenix	\$7,437.80
	. ,
Reno	\$8,961.30
50,000 therms	
Salt Lake City	\$20,815.00
Denver	\$21,671.90
Colorado Springs	\$24,972.66
El Paso	\$25,779.38
San Antonio	\$28,306.10
Los Angeles	\$29,152.06
Austin	\$31,135.00
Houston	\$34,467.12
Phoenix	\$36,829.00
Reno	\$42,590.50
110110	ψ :=,000:00
100,000 therms	
Salt Lake City	\$41,503.00
Denver	\$43,326.29
Colorado Springs	\$49,933.86
El Paso	\$51,423.38
San Antonio	\$56,286.40
Los Angeles	\$57,717.06
Austin	\$62,120.00
Phoenix	\$62,584.50
Houston	\$68,774.67
Reno	\$84,981.00
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SOURCE: MEMPHIS LIGHT, GAS AND WATER DIVISION

For more detailed information on rates, contact: Questar Gas Company Economic Development Department 1140 West 200 South Salt Lake City, Utah 84104 (801) 324-5111 Fax: (801) 324-5517 Utah is a great place to visit and an excellent place to live. The state captivates visitors and residents alike with its 13 renowned ski resorts, five national parks, year-round recreation, spectacular and unique scenery, distinguished arts, culture and nightlife. In Utah, it is possible to ski and golf, snowmobile and water-ski on the same day.

In addition to its extraordinary scenery, recreation and cultural opportunities, Utah is safe, clean and affordable, creating exceptional quality of life for the state's residents.

QUALITY OF LIFE

HIGHLIGHTS

- Utah's cost of living is below national levels for most indicators.
- Residents of the state enjoy excellent health and medical treatment facilities.
- Utah offers a wealth of world-class outdoor recreation opportunities.
- The dry, powdery snow found at Utah's 13 Alpine ski resorts is widely considered to be the "greatest snow on earth."
- Southern Utah has the nation's greatest concentration of national parks: Arches, Canyonlands, Bryce, Zion and Capitol Reef.
- Utah arts enthusiasts enjoy a unique mix of exceptional performing arts experiences.
- Utahns enjoy a variety of sports teams.

CLIMATE AND WEATHER

Utah's four-season climate is healthy and invigorating. The state's altitude ranges from a low of 2,200 feet in southwestern Washington County to more than 13,500 feet in northeastern Utah's Uinta Mountains. The average maximum daytime temperature for Utah's metropolitan area ranges from 37 degrees in January to 93 degrees in July.

Low humidity and plentiful sunshine are two hallmarks of Utah's weather. In Salt Lake County and many other areas in the state, the summer daytime relative humidity averages less than 30 percent, and sunny skies prevail an average of 237 days per year. The air quality in the vicinity of Capitol Reef National Park is the best in the lower 48 states.

Annual precipitation varies from less than five inches in Utah's arid Great Salt Lake Desert to more than 60 inches in the northern mountain ranges. In the state's greatest area of population concentration—Davis, Salt Lake, Utah and Weber counties—precipitation averages six inches per year. Snow accumulates to depths of 10 feet or more at some Wasatch Mountain ski resorts; at some locations, the season-long snow total will be 40 to 50 feet.

The uniquely dry and powdery snow along the Wasatch Front has earned the state the moniker "the greatest snow on earth."

COST OF LIVING, HOUSING AND PUBLIC SAFETY

The cost of living in most Utah communities is generally well below the national average, according to the American Chamber of Commerce Researchers' Association's Cost of Living



Index. Salt Lake City's cost of living, while slightly above the national average, compares favorably with most major U.S. urban centers. Residents in the Provo-Orem, Logan, Cedar City and St. George areas enjoy a cost structure that is well below the national average.

According to the Utah Association of Realtors, for the first quarter of 2004, the average sales price for homes in Utah was \$178,401 (\$163,790 when excluding Park City). For more information on local and state home prices, visit www.utahrealtors.com/quarterly/index.htm.

Utah residents are favored with some of the lowest violent crime rates in the U.S. According to the Federal Bureau of Investigation's Uniform Crime Rate Reports, Utah's violent crime rate of 236.9 per 100,000 people is the eighth lowest in the nation and far below the national average of 494.6 per 100,000 people.

HEALTH AND MEDICINE

According to the U.S. Department of Health and Human Services, Utah's population has the fourth-longest life expectancy in the nation. The health of the state's residents is further improved by the high-quality medical care available throughout Utah. Some 52 hospitals contain more than 6,300 staffed beds. Major medical facilities are concentrated in the Wasatch Front region, with 19 hospitals in Salt Lake County, four in Utah County, four in Davis County and two in Weber County.

The University of Utah Health Sciences Center is nationally-known for its patient care and teaching facilities. The center includes the University Hospital, the School of Medicine and

COST OF LIVING COMPARISONS FOR SELECTED METROPOLITAN AREAS:

THIRD QUARTER 2003

COMPONENT INDEX WEIGHTS:	COMPOSITE INDEX 100%	GROCERY ITEMS 14%	HOUSING 29%	UTILITIES	TRANS- PORTATION 10%	HEALTH CARE 4%	MISC. GOODS & SERVICES 33%
Salt Lake City	102.7	98.6	102.6	92.5	105.0	95.4	107.7
Cedar City (Nonmetro)	88.7	101.5	67.6	81.6	102.1	87.3	100.1
Logan*	93.0	96.7	77.3	88.0	109.1	106.1	100.3
Provo-Orem*	95.3	95.0	85.1	87.3	101.3	97.4	104.7
St. George	91.6	99.8	74.7	84.7	103.1	90.7	101.8
Phoenix AZ	97.2	102.0	86.1	91.1	107.1	111.4	102.0
L.ALong Beach CA	147.4	119.1	223.3	141.0	117.0	111.6	108.3
San Francisco CA	181.0	130.3	324.2	111.2	128.4	148.5	117.6
Denver CO	105.2	113.0	109.0	94.9	103.3	118.8	100.6
Boise ID	95.8	86.5	92.1	96.7	102.7	107.5	99.2
Las Vegas NV	105.6	110.0	97.8	100.7	109.3	132.2	107.8
Albuquerque NM	106.3	101.3	111.6	113.2	105.2	109.5	101.6
Portland OR	111.9	110.0	113.3	102.8	112.4	132.0	111.7
Cheyenne WY	104.0	112.6	103.4	117.4	93.6	100.3	100.6
Seattle WA*	119.5	114.7	128.0	111.7	121.2	140.9	113.5
U.S. Average	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes: For data on additional cities, visit the ACCRA website at www.coli.org.

the School of Nursing.

Utah's research facilities, such as the Huntsman Cancer Institute, the Howard Hughes Medical Institute, the Moran Eye Institute and Primary Children's Medical Center are internationally recognized for innovative research and health care.

UTAH'S BIOTECHNOLOGY ECOSYSTEM

Utah is a leading center for biotechnology research and industry. The University of Utah has identified more disease-related genes than any other university in the world. Utah is home to superior research from the world's largest family history database, along with clinical data regarding cancer occurrences in families.

Utah's research universities and companies such as Myriad Genetics and NPS Pharmaceuticals are pioneering groundbreaking research in human genomics. In addition, innovations in proteomics, targeted drug therapies and drug delivery systems, and other advanced technologies will continue to keep Utah on the forefront of biotechnology.

For more information on Utah's biotechnology and other ecosystems, visit www.ecosystems.utah.gov.

OLYMPICS LEGACY

On February 8-24, 2002, Salt Lake City hosted the XIX Olympic Winter Games. Along with more than 2,000 athletes from 85 nations, nearly 3.5 billion people from around the world witnessed the Games on television.

Eleven venues were selected to house the Olympics' athletic events, including a newly-built state-of-the-art skating rink and the world's fastest luge track. All of the Olympic venues are open to the public, allowing visitors to experience the sites firsthand and share in history. On page 31 is a list of the venues.

^{*}These data are for second quarter 2002; third quarter 2002 data were not published.

Source: American Chamber of Commerce Researchers Association (ACCRA), P.O. Box 407, Arlington VA 22210-0407.

WINTER RECREATION

Utah's 13 downhill and six cross-country ski resorts provide some of the world's finest skiing and snowboarding. Low humidity and low mountain temperatures result in the dry powder snow for which Utah has become famous. The state's heavy snowfall (up to 500 inches at some resorts) extends the Utah ski season from mid-November through early May.

For more information, visit www.skiutah.com.

There are also plentiful opportunities for snowshoeing, ice climbing and snowmobiling on 850 miles of groomed trails running through fascinating and spectacular topography that ranges from rugged mountains to redrock.

SUMMER RECREATION

Utah's outdoors offers enough activities to fill many lifetimes of summer recreation opportunities, including camping, hiking, mountain biking, rock climbing, fishing, hunting and countless other activities in some of the most varied, unique and spectacular scenery anywhere. The state is also a global destination for water sports enthusiasts seeking adventure in whitewater rafting or kayaking, boating, jet skiing and scuba diving.

CYCLING

Utah's mountains and redrock deserts offer compelling options for mountain bikers and touring cyclists of all ages and abilities. Moab is one of the leading U.S. cycling hubs, and most of Utah's ski resorts offer bike rentals as well as numerous mountain trails.

For more information, contact Bicycle Utah at 801-649-5806, or visit http://bicycleutah.com.

UTAH TRAILWAYS

Seven of Utah's most popular trail systems are being expanded and united to form the Utah Trailways, totaling over 938 miles. Most trails are located close to the state's primary population centers, providing quick access to walking, biking, hiking, horseback riding and off-roading in the midst of varied and spectacular scenery.

For more information about Utah's trailways, visit http://www.utahtrails.com or http://parks.state.ut.us/trails/default.htm.

NATIONAL PARKS, MONUMENTS AND RECREATION AREAS

Southern Utah contains the greatest concentration of national parks in the U.S. The state's national parks are regularly recognized as among the most beloved national parks by visitors in the United States and from around the globe. In addition, Utah's seven national monuments, two national recreation areas, one national historic site and many state parks and recreation areas provide outdoor enthusiasts with rich and varied opportunities.

For more information, contact the Utah Travel Council, (801) 538-1030 or visit: www.utah.com.

ARTS AND CULTURE

Utah boasts rich artistic and cultural resources. The Utah Arts Council represents 172 theatre, 108 dance and 497 music organizations, including The Utah Symphony, Ballet West, the Utah Opera Company and a variety of theatrical, musical, dance and other performing arts organizations.

Utah is also home to a number of distinguished festivals and other cultural events, including the Tony Award-winning Utah Shakespearean Festival and the Sundance Film Festival.

For more information, visit http://www.utah.gov/living/arts.html.

OLYMPIC VENUES

Utah Olympic Oval

Speed Skating 5662 South 4800 West Kearns, Utah

Salt Lake Ice Center/Delta Center

Figure Skating/Short Track Skating 301 W. South Temple Salt Lake City, Utah www.deltacenter.com

E-Center

Ice Hockey 3200 S. Decker Lake Dr. West Valley City, Utah

The Peaks Ice Arena

Ice Hockey 100 No. Seven Peaks Blvd. Provo, Utah

Ice Sheet at Ogden

Curling 4390 Harrison Blvd. Ogden, Utah

Park City Mountain Resort

Giant Slalom, Snowboarding Parallel and Halfpipe 1310 Lowell Avenue Park City, Utah

Deer Valley Mountain Resort

Slalom, Freestyle Aerials and Freestyle Moguls Park City, Utah

Utah Olympic Park

Bobsleigh, Luge, Skeleton, Ski Jumping & Nordic Combined (435) 658-4200

Soldier Hollow (Wasatch State Park)

Biathlon, Cross-Country Skiing (435) 654-2002

Snowbasin Ski

Downhill, Super G, Combined Downhill/Slalom (801) 399-0304

Rice Eccles Olympic Stadium

Opening & Closing Ceremonies, Home of Olympic Cauldron University of Utah Campus

Olympic Village

Athlete Village

University of Utah campus

COUNTY ECONOMIC DEVELOPMENT OFFICES

COUNTY	ORGANIZATION	ADDRESS	PHONE
Beaver	Beaver County Economic Development	105 East Center, P.O. Box 789, Beaver, UT 84713	(435) 438-6490
Box Elder	Box Elder County Economic Development	102 W. Forest St., Brigham City, UT 84302	(435) 734-2634
Cache	Cache Chamber of Commerce	160 North Main, Ste. 203, Logan, UT 84321	(435) 752-2161
Carbon	Carbon County Economic Development	120 East Main, Price, UT 84501	(435) 636-3295
Daggett	Daggett County Economic Development Board	P.O. Box 219, Manila, UT 84046	(435) 784-3154
Davis	Davis County Community and Economic Development	P.O. Box 618, Farmington, UT 84025	(801) 451-3278
Duchesne	Duchesne County Economic Development Board	P.O. Box 1417, Roosevelt, UT 84066	(435) 722-4598
Emery	Emery County Economic Development Council	P.O. Box 297, Castledale, UT 84513	(435) 381-5576
Garfield	Garfield County Economic Development	55 South Main, P.O. Box 77, Panguitch, UT 84759	(435) 676-8826
Grand	Moab Area Economic Development	125 East Center, Moab, UT 84532	(435) 259-1370
Iron	Iron County Industrial Development	P.O. Box 249, Cedar City, UT 84721	(435) 586-2770
Juab	Juab County Economic Development Agency	Juab County Center, 160 North Main, Nephi, UT 84648	(435) 623-3400
Kane	Kane County Economic Development	135 W. Kanab Creek Drive, Kanab, UT 84741	(435) 644-8841

FOR MORE INFORMATION:

The Utah Division of Business and Economic Development 324 South State Street, Suite 500 Salt Lake City, Utah 84111 (801) 538-8700 www.utah.org



Millard	Millard County Economic Development Commission	P.O. Box 854, Delta, UT 84624	(435) 864-1406
Morgan	Morgan County Economic Development	P.O. Box 1085, Morgan, UT 84050-0779	(801) 829-3461
	Piute County Economic Development	P.O. Box 99, Junction, UT 84740	(435) 577-2949
Rich	Bear Lake Regional Commission	2661 US Highway 89, P.O. Box 26, Fish Haven, ID 83287	(208) 945-2333
Salt Lake	The Economic Development Corporation of Utah	201 South Main Street, Suite 2010, Salt Lake City, UT 84111	(801) 328-8824
San Juan	San Juan Development Council	P.O. Box 490, Monticello, UT 84535	(435) 587-3235
Sanpete	Sanpete County Economic Development Commission	P.O. Box 59, 345 West 100 North, Ephraim, UT 84627	(435) 283-4321
Sevier	Sevier County Economic Development	250 North Main, Richfield, UT 84701	(435) 896-9262
	Park City Chamber of Commerce	P.O. Box 1630, Park City, UT 84060	(435) 649-6100
Tooele	Tooele County Economic Development	47 South Main Street, Tooele, UT 84074	(435) 843-3198
Uintah	Uintah County Economic Development	134 West Main Street, Vernal, UT 84078	(435) 789-1352
Utah	Utah Valley Economic Development Association	100 East Center Street, Suite 3200, Provo, UT 84606	(801) 370-8101
Wasatch	Wasatch County Economic Development	P.O. Box 427, Heber, UT 84032	(435) 654-3666
Washington	Washington County Economic Development	225 South 700 East, St. George, UT 84770	(435) 652-7750
Wayne	Wayne County Economic Development	P.O. Box 132, Bicknell, UT 84715	(435) 425-3930
Weber	Weber Economic Development Corporation	2393 Washington Boulevard, Suite 1100, Ogden, UT 84401	(435) 621-8300